HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CA

Date Released: First Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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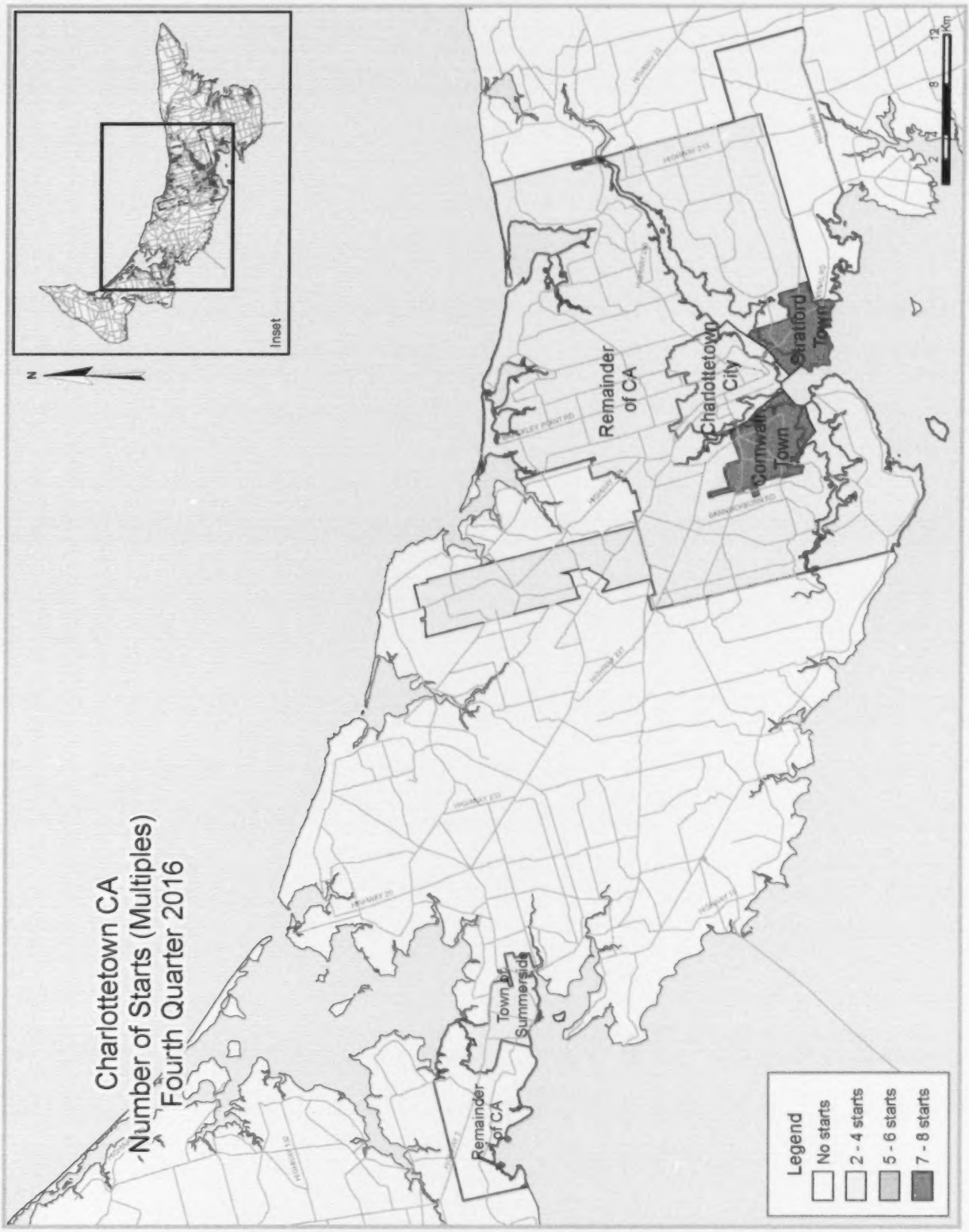
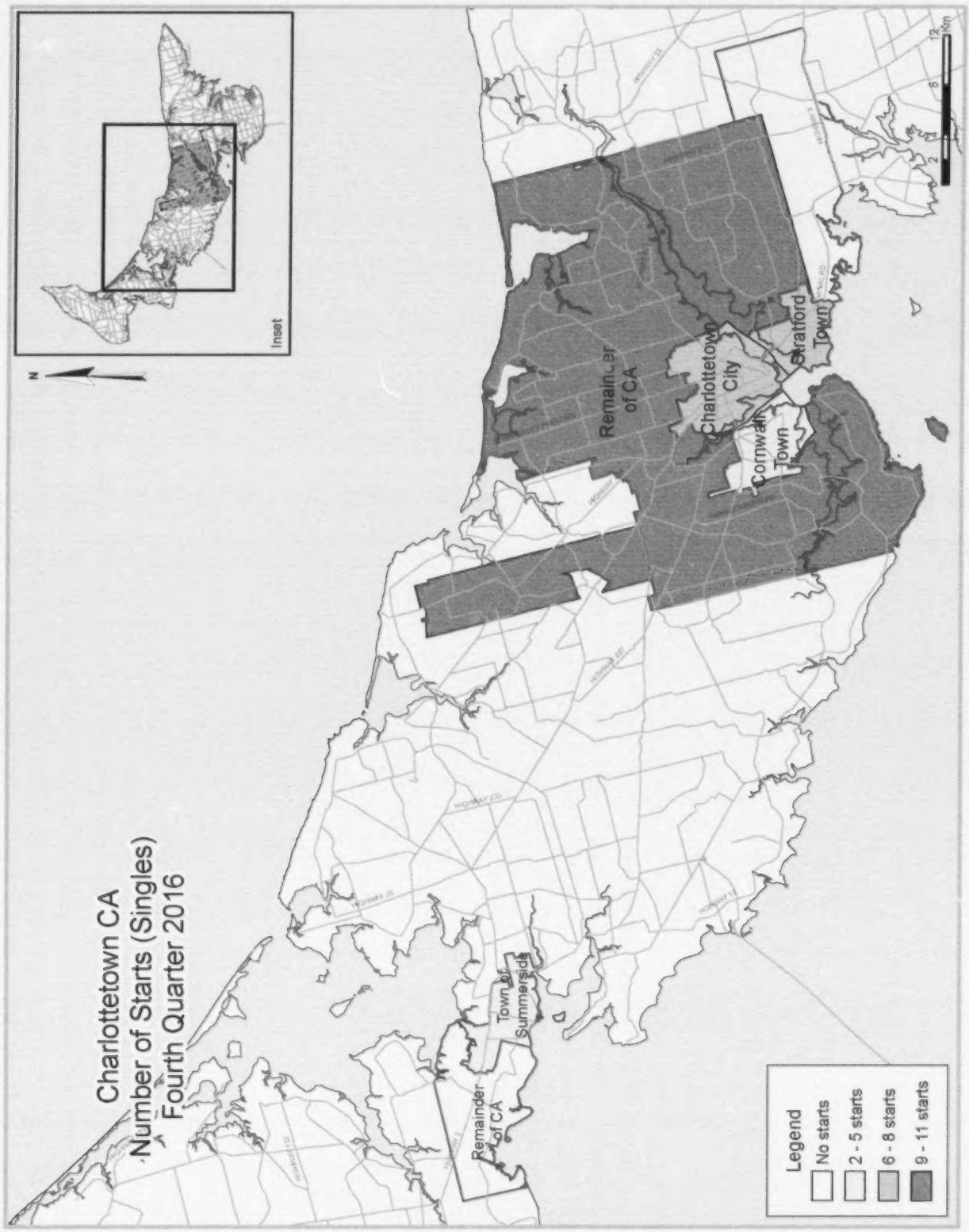
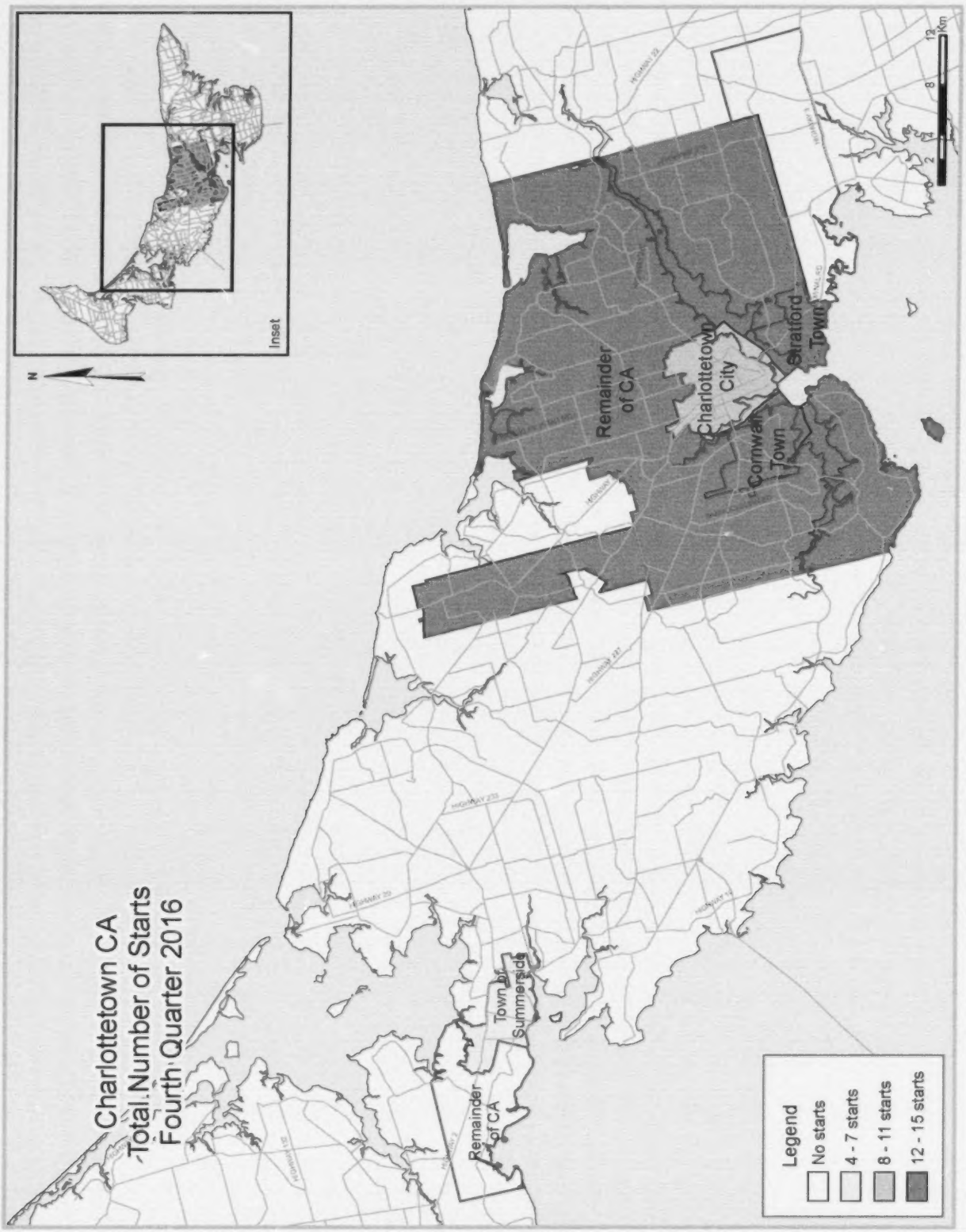
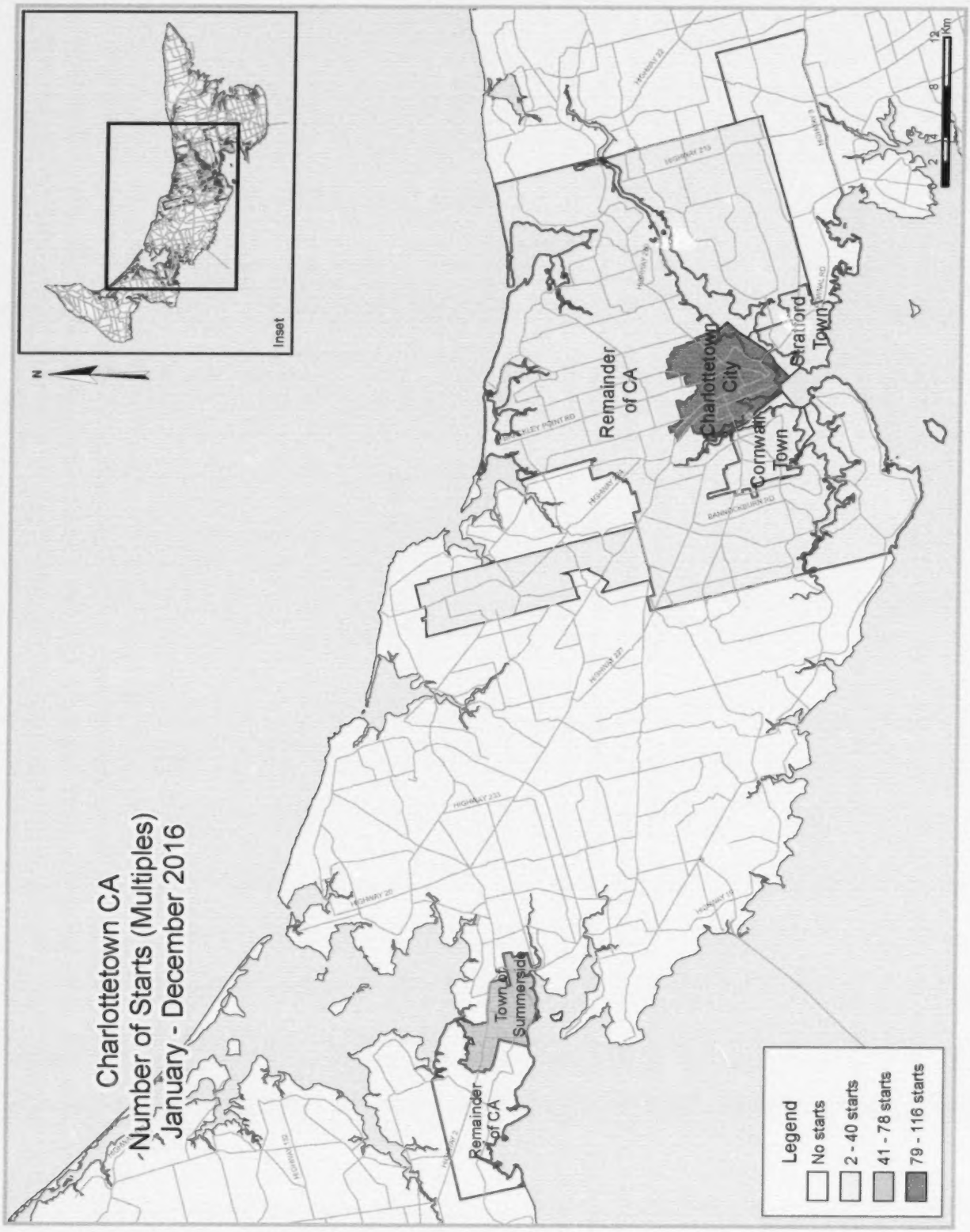
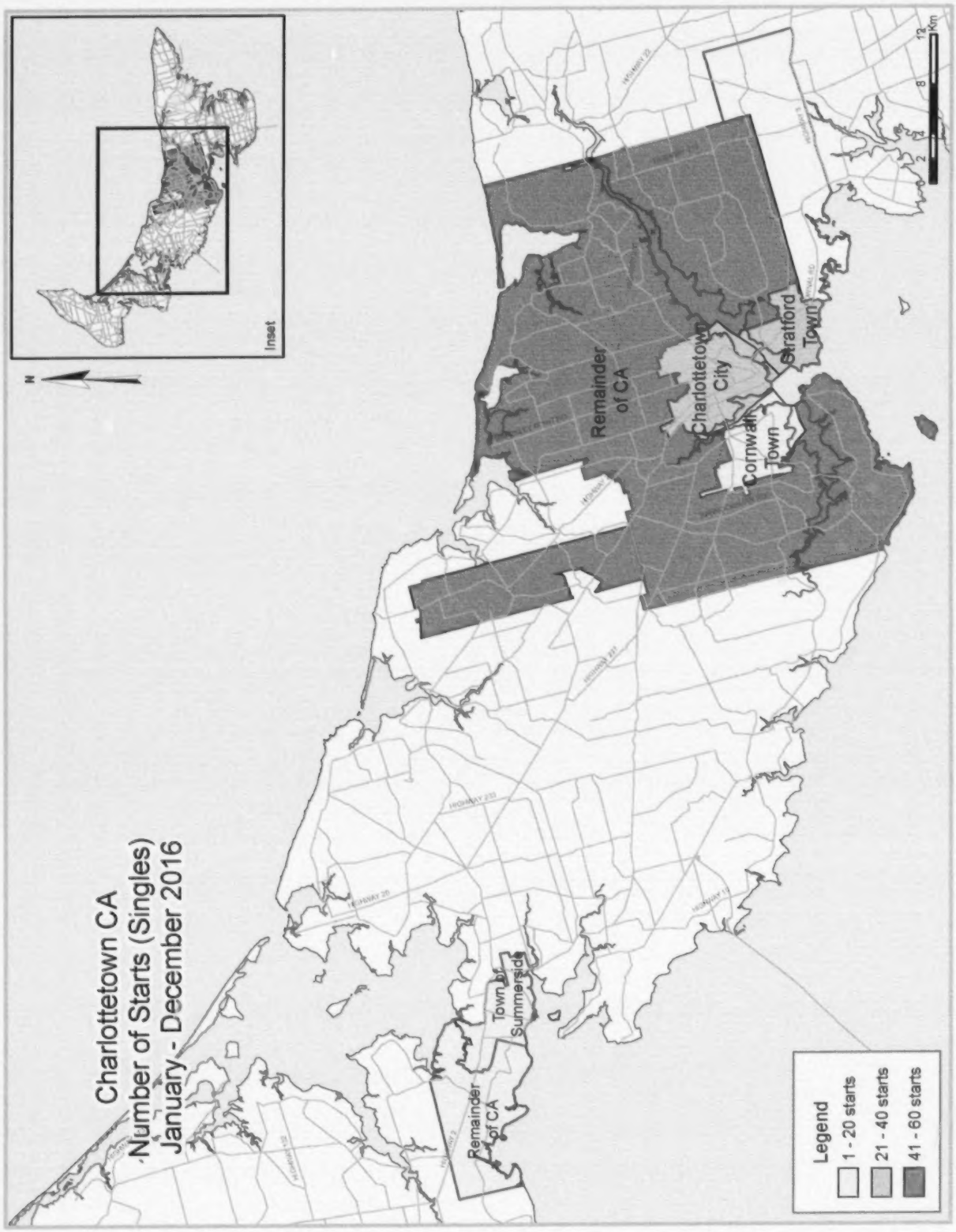
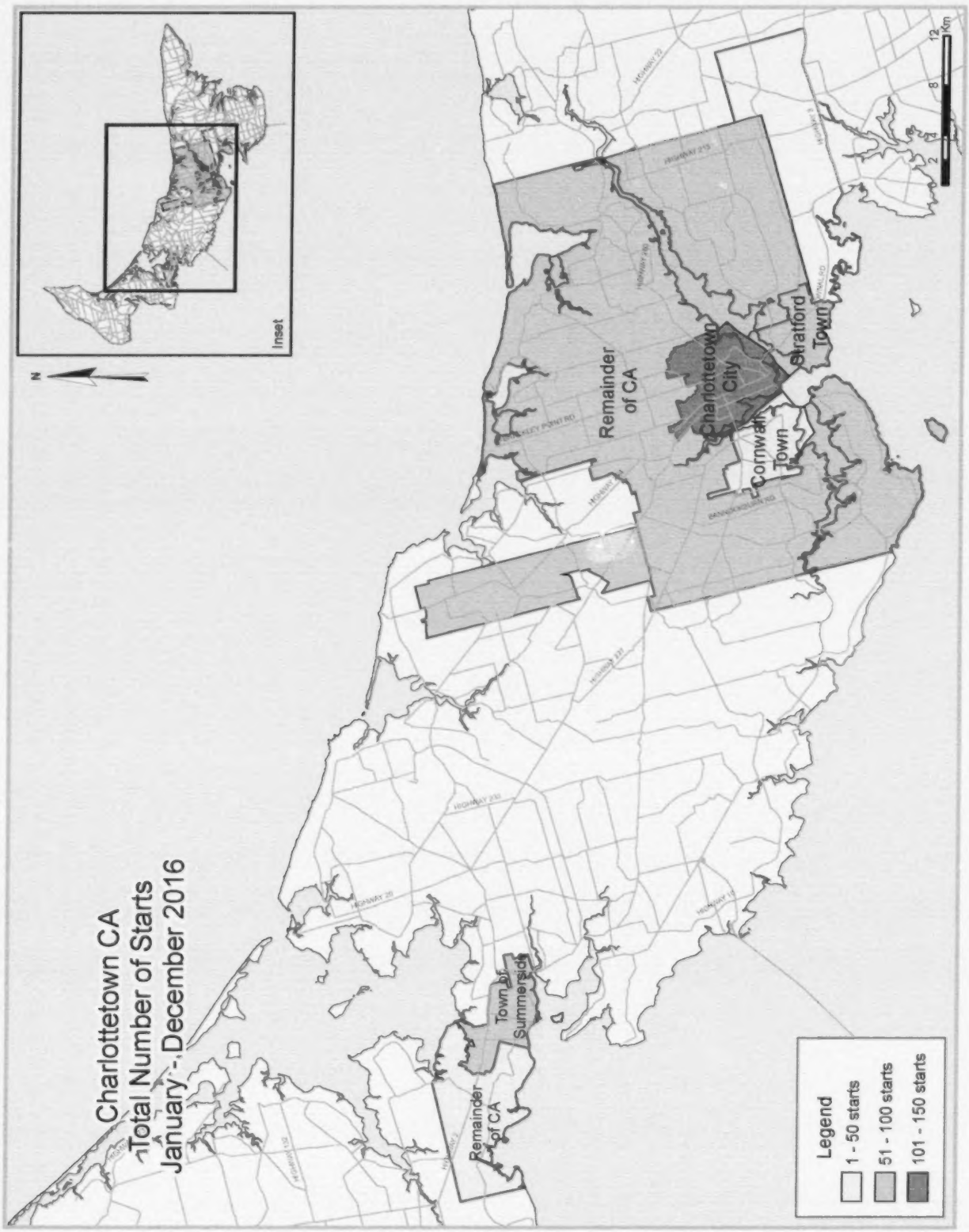

Charlottetown CA
Number of Starts (Multiples)
Fourth Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 4 starts
5 - 6 starts
7 - 8 starts
12 Km
8
4
2


Charlottetown CA
Number of Starts (Singles)
Fourth Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 5 starts
6 - 8 starts
9 - 11 starts
12 km


Charlottetown CA
Total Number of Starts
Fourth Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
4 - 7 starts
8 - 11 starts
12 - 15 starts
2
4
8
12 Km


Charlottetown CA
Number of Starts (Multiples)
January - December 2016
Inset
N
Km
0
2
4
8
12
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 40 starts
41 - 78 starts
79 - 116 starts


Charlottetown CA
Number of Starts (Singles)
January - December 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 20 starts
21 - 40 starts
41 - 60 starts
2
4
8
12
Km


Charlottetown CA
Total Number of Starts
January - December 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 50 starts
51 - 100 starts
101 - 150 starts
12 km
8
4
2

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA Fourth Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	31	10	9	0	0	0	0	0	50
Q4 2015	31	10	18	0	0	0	2	0	65
% Change	0.0	0.0	-50.0	n/a	n/a	n/a	-100.0	n/a	-23.1
Year-to-date 2016	138	26	63	0	0	0	4	81	312
Year-to-date 2015	129	20	32	0	0	0	7	79	291
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
UNDER CONSTRUCTION									
Q4 2016	100	16	31	0	0	0	17	47	211
Q4 2015	103	18	32	0	0	12	5	126	300
% Change	-2.9	-11.1	-3.1	n/a	n/a	-100.0	**	-62.7	-29.7
COMPLETIONS									
Q4 2016	30	6	15	0	4	0	11	8	74
Q4 2015	26	2	0	0	0	0	0	0	28
% Change	15.4	200.0	n/a	n/a	n/a	n/a	n/a	n/a	164.3
Year-to-date 2016	138	24	34	0	4	0	25	152	377
Year-to-date 2015	109	18	0	0	0	12	8	15	162
% Change	26.6	33.3	n/a	n/a	n/a	-100.0	**	**	132.7
COMPLETED & NOT ABSORBED									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	6	0	0	0	0	0	n/a	n/a	6
% Change	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-50.0
ABSORBED									
Q4 2016	27	6	15	0	4	0	n/a	n/a	52
Q4 2015	23	3	0	0	0	0	n/a	n/a	26
% Change	17.4	100.0	n/a	n/a	n/a	n/a	n/a	n/a	100.0
Year-to-date 2016	137	24	34	0	4	0	n/a	n/a	199
Year-to-date 2015	127	20	0	0	0	12	n/a	n/a	159
% Change	7.9	20.0	n/a	n/a	n/a	-100.0	n/a	n/a	25.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Fourth Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	2	2	0	0	0	0	0	0	4
Q4 2015	4	6	0	0	0	0	1	64	75
% Change	-50.0	-66.7	n/a	n/a	n/a	n/a	-100.0	-100.0	-94.7
Year-to-date 2016	10	12	24	0	0	0	3	26	75
Year-to-date 2015	13	18	0	0	0	0	7	65	103
% Change	-23.1	-33.3	n/a	n/a	n/a	n/a	-57.1	-60.0	-27.2
UNDER CONSTRUCTION									
Q4 2016	5	4	24	0	0	0	1	64	98
Q4 2015	9	12	13	0	0	0	0	64	98
% Change	-44.4	-66.7	84.6	n/a	n/a	n/a	n/a	0.0	0.0
COMPLETIONS									
Q4 2016	3	8	0	0	0	0	0	0	11
Q4 2015	4	0	0	0	0	0	1	0	5
% Change	-25.0	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	120.0
Year-to-date 2016	13	20	0	0	0	0	16	26	75
Year-to-date 2015	11	10	0	0	0	0	7	26	54
% Change	18.2	100.0	n/a	n/a	n/a	n/a	128.6	0.0	38.9
COMPLETED & NOT ABSORBED									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q4 2016	8	2	0	0	0	0	0	0	10
Q4 2015	7	4	10	0	0	0	0	0	21
Stratford Town									
Q4 2016	8	2	5	0	0	0	0	0	15
Q4 2015	7	2	0	0	0	0	0	0	13
Cornwall Town									
Q4 2016	4	4	4	0	0	0	0	0	12
Q4 2015	4	4	8	0	0	0	2	0	18
Remainder of the CA									
Q4 2016	11	2	0	0	0	0	0	0	13
Q4 2015	13	0	0	0	0	0	0	0	13
Charlottetown CA									
Q4 2016	31	10	9	0	0	0	0	0	50
Q4 2015	31	10	18	0	0	0	2	0	65
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2016	25	8	6	0	0	0	14	47	100
Q4 2015	27	4	10	0	0	0	0	108	149
Stratford Town									
Q4 2016	22	2	9	0	0	0	0	0	33
Q4 2015	19	4	0	0	0	12	0	12	51
Cornwall Town									
Q4 2016	10	4	16	0	0	0	3	0	33
Q4 2015	14	8	22	0	0	0	5	6	55
Remainder of the CA									
Q4 2016	43	2	0	0	0	0	0	0	45
Q4 2015	43	2	0	0	0	0	0	0	45
Charlottetown CA									
Q4 2016	100	16	31	0	0	0	17	47	211
Q4 2015	103	18	32	0	0	12	5	126	300

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2016	8	6	0	0	0	0	11	8	33
Q4 2015	6	2	0	0	0	0	0	0	8
Stratford Town									
Q4 2016	8	0	15	0	4	0	0	0	27
Q4 2015	12	0	0	0	0	0	0	0	12
Cornwall Town									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	1	0	0	0	0	0	0	0	1
Remainder of the CA									
Q4 2016	11	0	0	0	0	0	0	0	11
Q4 2015	7	0	0	0	0	0	0	0	7
Charlottetown CA									
Q4 2016	30	6	15	0	4	0	11	8	74
Q4 2015	26	2	0	0	0	0	0	0	28
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	3	0	0	0	0	0	n/a	n/a	3
Stratford Town									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	3	0	0	0	0	0	n/a	n/a	3
Cornwall Town									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Charlottetown CA									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	6	0	0	0	0	0	n/a	n/a	6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q4 2016	7	6	0	0	0	0	n/a	n/a	13
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Stratford Town									
Q4 2016	8	0	15	0	4	0	n/a	n/a	27
Q4 2015	11	0	0	0	0	0	n/a	n/a	11
Cornwall Town									
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q4 2016	10	0	0	0	0	0	n/a	n/a	10
Q4 2015	7	0	0	0	0	0	n/a	n/a	7
Charlottetown CA									
Q4 2016	27	6	15	0	4	0	n/a	n/a	52
Q4 2015	23	3	0	0	0	0	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Charlottetown City	8	7	2	4	0	10	0	0	10	21	-52.4
Stratford Town	8	7	2	2	5	4	0	0	15	13	15.4
Cornwall Town	4	4	4	6	4	8	0	0	12	18	-33.3
Remainder of the CA	11	13	2	0	0	0	0	0	13	13	0.0
Charlottetown CA	31	31	10	12	9	22	0	0	50	65	-23.1

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	34	32	18	6	23	10	75	87	150	135	11.1
Stratford Town	32	28	2	4	24	4	0	12	58	48	20.8
Cornwall Town	13	17	4	12	19	25	6	0	42	54	-22.2
Remainder of the CA	60	52	2	2	0	0	0	0	62	54	14.8
Charlottetown CA	139	129	26	24	66	39	81	99	312	291	7.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Charlottetown City	0	10	0	0	0	0	0	0
Stratford Town	5	0	0	0	0	0	0	0
Cornwall Town	4	8	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	9	18	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	23	10	0	0	0	0	75	67
Stratford Town	24	0	0	0	0	0	0	12
Cornwall Town	16	22	3	3	0	0	6	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	63	32	3	3	0	0	81	79

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Charlottetown City	10	21	0	0	0	0	10	21
Stratford Town	15	9	0	0	0	0	15	13
Cornwall Town	12	16	0	0	0	2	12	18
Remainder of the CA	13	13	0	0	0	0	13	13
Charlottetown CA	50	59	0	0	0	2	50	65

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	75	48	0	0	75	67	150	135
Stratford Town	57	32	0	0	1	12	58	48
Cornwall Town	33	47	0	0	9	7	42	54
Remainder of the CA	62	54	0	0	0	0	62	54
Charlottetown CA	227	181	0	0	85	86	312	291

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Charlottetown City	8	6	8	2	9	0	8	0	33	8	**
Stratford Town	8	12	0	0	19	0	0	0	27	12	125.0
Cornwall Town	3	1	0	0	0	0	0	0	3	1	200.0
Remainder of the CA	11	7	0	0	0	0	0	0	11	7	57.1
Charlottetown CA	30	26	8	2	28	0	8	0	74	28	164.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	36	27	12	16	13	0	116	2	177	45	**
Stratford Town	29	27	4	0	19	3	24	12	76	42	81.0
Cornwall Town	17	13	10	4	26	0	12	13	65	30	116.7
Remainder of the CA	57	42	2	0	0	3	0	0	59	45	31.1
Charlottetown CA	139	109	28	20	58	6	152	27	377	162	132.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Charlottetown City	0	0	9	0	0	0	8	0
Stratford Town	19	0	0	0	0	0	0	0
Cornwall Town	0	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	19	0	9	0	0	0	8	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	4	0	9	0	0	0	116	2
Stratford Town	19	0	0	3	0	12	24	0
Cornwall Town	15	0	11	0	0	0	12	13
Remainder of the CA	0	0	0	3	0	0	0	0
Charlottetown CA	38	0	20	6	0	12	152	15

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Charlottetown City	14	8	0	0	19	0	33	8
Stratford Town	23	12	4	0	0	0	27	12
Cornwall Town	3	1	0	0	0	0	3	1
Remainder of the CA	11	7	0	0	0	0	11	7
Charlottetown CA	51	28	4	0	19	0	74	28

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	50	43	0	0	127	2	177	45
Stratford Town	47	27	4	12	25	3	76	42
Cornwall Town	40	15	0	0	25	15	65	30
Remainder of the CA	59	42	0	0	0	3	59	45
Charlottetown CA	196	127	4	12	177	23	377	162

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2016	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	-	231,483
Q4 2015	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Year-to-date 2016	2	5.3	3	7.9	10	26.3	18	47.4	5	13.2	38	-	271,036
Year-to-date 2015	0	0.0	1	3.6	7	25.0	14	50.0	6	21.4	28	-	327,677
Stratford Town													
Q4 2016	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	-	281,813
Q4 2015	0	0.0	0	0.0	1	9.1	2	18.2	8	72.7	11	-	-
Year-to-date 2016	0	0.0	0	0.0	8	26.7	12	40.0	10	33.3	30	-	327,783
Year-to-date 2015	0	0.0	0	0.0	4	11.1	17	47.2	15	41.7	36	-	305,167
Cornwall Town													
Q4 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q4 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	6.3	7	43.8	3	18.8	5	31.3	16	-	308,580
Year-to-date 2015	0	0.0	3	20.0	9	60.0	1	6.7	2	13.3	15	-	-
Remainder of the CA													
Q4 2016	0	0.0	5	50.0	0	0.0	5	50.0	0	0.0	10	-	-
Q4 2015	3	42.9	0	0.0	1	14.3	1	14.3	2	28.6	7	-	-
Year-to-date 2016	6	11.3	12	22.6	8	15.1	18	34.0	9	17.0	53	-	356,370
Year-to-date 2015	6	12.5	5	10.4	14	29.2	15	31.3	8	16.7	48	-	-
Charlottetown CA													
Q4 2016	0	0.0	7	25.9	8	29.6	10	37.0	2	7.4	27	240,000	255,459
Q4 2015	3	13.0	1	4.3	2	8.7	7	30.4	10	43.5	23	400,000	354,357
Year-to-date 2016	8	5.8	16	11.7	33	24.1	51	37.2	29	21.2	137	290,000	295,225
Year-to-date 2015	6	4.7	9	7.1	34	26.8	47	37.0	31	24.4	127	280,000	310,452

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Fourth Quarter 2016

Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Charlottetown City	231,483	-	n/a	271,036	327,677	-17.3
Stratford Town	281,813	-	n/a	327,783	305,167	7.4
Cornwall Town	-	-	n/a	308,580	-	n/a
Remainder of the CA	-	-	n/a	356,370	-	n/a
Charlottetown CA	255,459	354,357	-27.9	295,225	310,452	-4.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Fourth Quarter 2016			Fourth Quarter 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	193	210,265	149	177	208,314	172	9.0%	0.9%	-13.4%
Cornwall	27	173,925	22	31	178,943	26	-12.9%	-2.8%	-15.4%
Charlottetown	115	203,643	96	97	204,158	100	18.6%	-0.3%	-4.0%
Stratford	51	244,435	31	49	235,122	46	4.1%	4.0%	-32.6%
Summerside CA***	73	146,247	69	56	140,550	81	30.4%	4.1%	-14.8%
Total	266	192,696	218	233	192,027	253	14.2%	0.3%	-13.8%

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	813	226,761	1,062	642	205,111	1,144	26.6%	10.6%	-7.2%
Cornwall	107	184,953	152	105	172,466	177	1.9%	7.2%	-14.1%
Charlottetown	472	218,153	584	364	200,143	669	29.7%	9.0%	-12.7%
Stratford	234	263,240	326	173	235,379	298	35.3%	11.8%	9.4%
Summerside CA***	254	134,669	456	217	134,195	517	17.1%	0.4%	-11.8%
Total	1,067	204,838	1,518	859	187,197	1,661	24.2%	9.4%	-8.6%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
** Cornwall = District D
** Charlottetown = District E
** Stratford = District F
*** Summerside = District B

Source: Prince Edward Island Real Estate Association

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.8	126.3	74.0	10.3	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.0	10.2	68.3	773
	March	567	2.89	4.74	102.1	129.2	73.4	11.2	68.5	779
	April	561	2.89	4.64	103.1	128.4	73.0	10.6	67.7	786
	May	561	2.89	4.64	102.9	129.1	72.4	10.9	67.3	787
	June	561	2.89	4.64	102.7	129.7	72.9	10.8	67.6	778
	July	561	2.89	4.64	102.7	129.7	72.4	11.3	67.4	771
	August	561	2.89	4.64	102.6	129.6	72.3	10.5	66.8	764
	September	561	2.89	4.64	101.5	128.9	73.3	9.2	66.7	766
	October	561	2.89	4.64	101.5	128.9	74.3	9.9	68.1	774
	November	561	3.14	4.64	101.7	129.1	73.3	10.3	67.5	780
	December	561	3.14	4.64	101.7	128.7	72.8	9.8	66.5	782
2016	January	561	3.14	4.64	101.7	128.6	72.4	9.5	66.1	778
	February	561	3.14	4.64	102.9	129.2	71.8	11.0	66.6	777
	March	561	3.14	4.64	102.9	129.8	71.1	11.0	65.9	780
	April	561	3.14	4.64	103.0	130.6	71.1	11.5	66.1	785
	May	561	3.14	4.64	102.6	130.8	71.8	10.4	65.8	791
	June	561	3.14	4.64	102.6	131.2	71.4	11.0	65.8	786
	July	567	3.14	4.74	102.6	130.6	71.4	9.6	64.7	786
	August	567	3.14	4.74	102.6	130.1	71.2	12.1	66.3	784
	September	561	3.14	4.64	102.6	130.1	71.4	10.8	65.5	788
	October	561	3.14	4.64	102.6	131.3	71.2	11.7	66.0	786
	November	561	3.14	4.64	102.6	131.2	71.5	10.8	65.6	786
	December	561	3.14	4.64		130.2	72.1	10.7	65.9	783

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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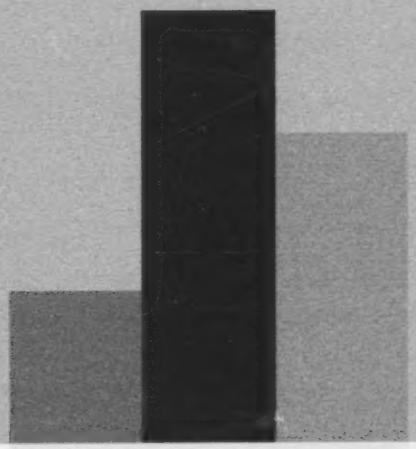

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